

Minutes
Mansfield Inland Wetlands Agency
Regular Meeting
Monday, June 6, 2016
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward,
Members absent: S. Westa
Alternates present: K. Fratoni
Alternates absent: P. Aho, T. Berthelot
Staff present: J. Kaufman, Wetlands Agent
L. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 6:36 p.m. and appointed alternate Fratoni to act.

APPROVAL OF MINUTES:

a. MAY 2, 2016 – REGULAR MEETING

Ward MOVED and Chandy seconded to approve the 5/2/2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

b. MAY 11, 2016 – FIELD TRIP NOTES

The notes from the 5/11/2016 field trip were noted.

c. MAY 16, 2016 – SPECIAL MEETING

Ryan MOVED and Hall seconded to approve the 5/16/2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS:

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted. Kaufman called attention to the two violation notices that will be coming to the Agency for approval and requested that the Agency start thinking about how to address "after the fact" permits.

OLD BUSINESS:

A. W1561 – H. RAPHAELSON, DOG LANE, LOT SPLIT

Rawn MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Howard Raphaelson (File W1561) for a lot split on property owned by the applicant and located at Dog Lane (Assessor's Parcel ID 14.41.23) as shown on plans dated January 12, 2016, revised through March 16, 2016, and as described in application submissions.

In granting this license, the Agency has considered the relevant facts and circumstances as presented at public hearing and in light of the requirements and criteria set out in Section 10.2 and 10.3 of Mansfield's Inland Wetlands and Watercourses Regulations, makes a specific finding that the proposed activities will have no anticipated significant adverse impact on the wetlands or watercourses.

This action is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. The following revisions shall be made to the plans dated February 10, 2016, revised through March 16, 2016, and submitted to the Inland Wetlands Agent. The Plans shall be signed and sealed by both the Surveyor and Soil Scientist and recorded on the land records as part of the lot split:

- a. Note 3 on the Boundary Plan shall be removed.
- b. Site Development Plan:
 - i. To sustain the long-term functions and values of the wetland system, restrict future development close to the edge of the wetlands, application of fertilizers and pesticides, and the cutting of vegetation, a natural buffer of at least 40 feet from the edge of wetlands shall be maintained. There is a footing drain proposed to be located 10 feet from the edge of wetlands on lot 2. The buffer shall permit only construction and maintenance of this footing drain.
 - ii. A construction sequence, approved by the Mansfield Assistant Town Engineer, shall be added.
 - iii. House Site Development:
 1. Note 1 shall read "Land disturbance shall be kept to a minimum and shall not exceed the Limit of Disturbance indicated on the plan."
 2. The plan shall be revised so that the limit of disturbance is inside the edge of silt fence.
 3. Note 2 shall read "Driveway shoulders shall be stabilized immediately upon completion of rough grading. Shoulder seed bed preparation shall be used to entrap any sediment generated from exposed soil surfaces. Driveway roadbeds shall be stabilized with compacted road aggregates as soon as possible."
 4. Note 3 shall read: "Topsoil and excavated subsoil shall be stockpiled at least 50 feet from the edge of wetlands and within the limit of disturbance indicated on this plan if not used immediately for regrading. Each stockpile shall be ringed with sediment control measures such as hay bales and/or silt fence."
 5. Note 4 shall read "Any additional stockpiling of lumber and building materials shall be confined to the area of disturbance. Vehicular movement shall be directed to established parking areas."
 6. Note 5 shall read: "Once the proposed structure is enclosed, all site improvements, such as well, footing drain, septic system, driveway, etc. shall be completed expeditiously and all exposed soil areas shall be fine graded and mulched."
 7. Add an additional note that states "Development of the of sewage disposal leaching areas shall be staged to follow house site preparation. Only the primary leaching system shall be cleared of existing vegetation. The septic system reserve area shall remain undisturbed if site conditions permit."
 - iv. General Notes
 1. Should "stilling basins" be required to manage the dewatering of excavated areas, the design shall be submitted to the Inland Wetlands Agent for review and approval by the Assistant Town Engineer. Construction of such stilling basins shall not begin until written authorization from the Inland Wetlands Agent is received by the property owner.
 2. Note C.-Change should in the second to last line to shall.
 - v. Plan implementation
 1. First paragraph shall read "During construction it shall be the responsibility of Howard Raphaelson (860-429-1340) or the current owner of record..."
 2. Add the following note: Prior to the start of construction, there shall be a pre-construction meeting with the Mansfield Inland Wetlands Agent, Zoning Enforcement

Officer, the site contractor to review the construction plan and develop inspection procedures and reporting requirements.

vi. Notes:

1. Revise note 5 to read “no brush or stumps shall be buried on the site.”
2. Revise note 8 to read “Any regulated activity within the upland review area of this site that are not specified on the plans approved by the Inland Wetlands Agency shall be reviewed with the Mansfield Inland Wetlands Agent to determine if it is necessary to go before the Inland Wetlands Agency.”
3. Remove Note 12
4. Note 15 remove “pursuant to section 6.5.j.3 of the Mansfield Subdivision Regulations.”

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Chandy, Hall, Rawn, Ryan in favor and Ausburger, Goodwin, Ward opposed. Fratoni disqualified herself and Lewis abstained.

B. W1562 – MEADOWBROOK GARDENS, 91 & 93 MEADOWBROOK LANE, 36 UNITS

Ryan MOVED, Rawn seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investments, LLC (File W1562) for construction of 36 dwelling units on property owned by the applicants and located at 91 & 93 Meadowbrook Lane as shown on plans dated January 8, 2016, revised through May 16, 2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. Under special requirements section on page 6 of 11 of the plans, the applicants shall change the note to “Construction activities between April 1st and September 30th shall follow the recommended strategies to protect wood turtles.”

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Inland Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

C. W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

Tabled Pending Special Meeting on 6/20/16 Public Hearing.

D. W1566 – GROUNDWATER & ENVIRONMENTAL SERVICES, 7 STORRS ROAD, REMEDIAL SOIL EXCAVATION

Chandy MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Groundwater and Environmental Services, Inc. (File W1566) for removal of petroleum impacted soil on property owned by the Magic Holdings, LLC. and located at 7 Storrs Road as shown on plans dated 4/18/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provision being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Inland Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

E. W1567 – R. HENNING, 166 MOULTON ROAD, WATER WHEEL

Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Henning (File W1567) for the installation of a water wheel on property owned by the applicant and located at 166 Moulton Road as shown on plans dated 1/15/2015 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provision being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

NEW BUSINESS:

A. W1568 – R. SUSCA, 131 GURLEYVILLE ROAD, 10'X16' SHED

Ward MOVED, Ryan to receive the application submitted by R. Susca (IWA File 1568) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 10 by 16 foot shed on property located at 131 Gurleyville Road as shown on a map dated 4/21/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

B. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME

Chandy MOVED, Ryan seconded, to receive the application submitted by T. Ainsworth (IWA File 1569) under the Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a single family home on property located on the west side of Woodland Road (parcel Id 18.67.3) as shown on a map dated 4/28/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING:

W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

The Public Hearing was not opened due to a failure on the part of The Chronicle to properly publish notice as requested; an error discovered just prior to the commencement of the meeting. Chairman Goodwin informed those present that no testimony would be taken this evening. The Agency set a Special Meeting for June 20th to commence the Public Hearing.

Reports from Officers and Committees:

A Field Trip was scheduled for 6/15/16 at 3:00 p.m.

Other Communications:

Noted.

Adjournment:

The Chairman declared the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Vera S. Ward, Secretary